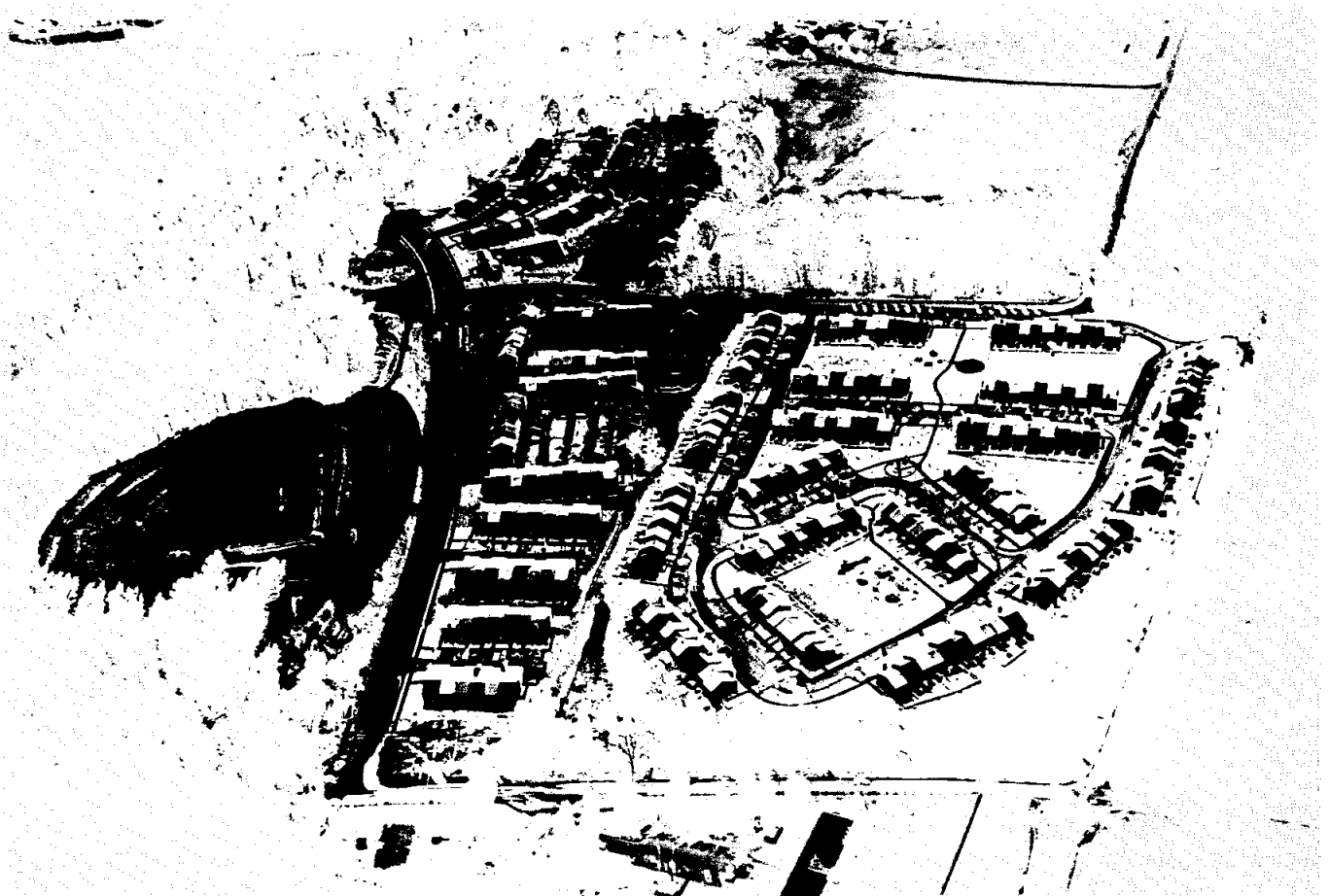


HOUSING SURVEY CITY OF GAITHERSBURG



FEBRUARY 1, 1975

City of Gaithersburg

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February 1, 1975

fourth
This is the ~~third~~ City Planning Department survey of housing for the City of Gaithersburg since the 1970 census. The previous ~~two~~ housing surveys were done in June 1972 ~~and~~ *Feb. 1975* September 1973. In each, the information for the number of housing units has been gleaned from the City Planning Department and the Department of Licenses & Inspections records, and from a field survey of the housing in older neighborhoods where accurate records are not available. From the research outlined in this report, a ~~February 1, 1975~~ *Dec. 1976* City population estimate is ~~25,155~~ *26,500* persons.

As indicated in Table 1, the new estimated total is only 900 persons above the 1973 estimate. The effect of the sewer moratorium is very evident in that the explosive increase of the early 1970's has tapered as projects with sewer authorizations are building out and very few new residential projects in the City have begun in the past three years. This minor change in the population estimate also suggests that we substantially overestimated the completion and occupancy dates of new units in our 1973 study and population projection.

TABLE 1
POPULATION AND HOUSING UNITS 1960-1975

	<u>1960*</u>	<u>1970*</u>	<u>1972**</u>	<u>1973***</u>	<u>1975****</u>
Population	3,847	8,344	17,192	24,217	25,155
Housing Units	1,267	2,987	6,140	8,649	8,984
Average Persons Per Unit	3.1	2.79	2.8	2.8	2.8

Sources:

*Census Figures

**Estimate from City Planning Department Housing Survey, Sept. 1972

***Estimate from City Planning Department Housing Survey, Oct. 31, 1973

****Current City Housing Survey Estimate, Feb. 1, 1975

The number of housing units in the City by type of unit is presented in Table 2. The percentage of each unit type indicates the unusually large number of multiple family units in the City (63.4% of the total housing stock). A new unit category

appears in this report for the first time: Condominium Apartments. The condominium total of 109 units represents 30 converted apartment units and new construction for a total of 1.2% of the housing stock. This category will constitute an increasing share of the total unit count in the future as a large percent of units under construction and proposals for future residential construction are of this type. This year there was little change in the percentage of townhouses in our community in comparison to the traditional single family dwelling (18.9% vs. 16.4%).

TABLE 2
HOUSING UNITS BY TYPE AND PERCENT OF EACH TYPE

<u>Unit Type</u>	<u>No. Units</u>	<u>Percent</u>
Single Family	1,480	16.5
Apartment	5,697	63.4
Townhouse	1,698	18.9
Condominium Apartment	<u>109</u>	<u>1.2</u>
TOTAL	8,984	100.0

Table 3 gives a second method of finding the total estimated population of the City. This figure was derived by multiplying the total number of units in each category by a multiplication factor indicative of the number of persons per unit. It was assumed that an average of 4 persons reside in each single family unit, 3 in each townhouse unit, and an average of 2.5 in each apartment unit.

TABLE 3
POPULATION BY UNIT TYPE AND PERCENT OF POPULATION
LIVING IN EACH TYPE OF UNIT

	<u>Persons</u>	<u>Percent</u>
1,480 Single Family Units @ 4 Persons/Unit	5,920	23.2
5,697 Apartment Units @ 2.5 Persons/Unit	14,242	55.8
1,698 Townhouse Units @ 3 Persons/Unit	5,094	19.9
109 Apartment Condominium Units @ 2.5 Persons/Unit	<u>272</u>	<u>1.1</u>
Estimated Total of People Living Within the City Limits of Gaithersburg as of February 1, 1975	25,528	100.0

In the course of preparing population estimates for the City of Gaithersburg several sources were utilized to determine how many persons per unit could be figured on the average. For townhouses we used 3.0 persons per unit as the factor in determining the population collectively found in townhouses throughout the City. This figure is based on information received about various City projects over the past two years and is further supported by a report done by Dr. Carl Norcross for the Urban Land Institute entitled, Townhouses and Condominiums: Residents Likes and Dislikes, which was printed in 1974. Dr. Norcross polled 4,800 townhouse and condominium owners of which 37% responded and from that study he learned that of the 49 projects in the study, 19 of which were in Maryland, 15 in Northern Virginia and 15 in California, that 3.04 persons per unit was the average from the information that was compiled in 1972.

An advance report on Montgomery County Census update survey, which is a research document prepared by the Research Division of M-NCPPC, dated September 1974, that agency has used the average population per household to be 3.5 persons per unit for single family houses, 3.01 for townhouses and 2.45 persons per unit for garden apartments. These average population per household figures are provided on a County wide basis. The City Planning Department felt justified in modifying the average population in a single family dwelling upwards to 4.0 in that we have a younger overall population. The townhouse and garden apartment estimates are right on the mark.

In 1970 the Census listed 2,696 units for our 8,344 citizens. This amounts to 3.09 persons per unit on a City wide basis. Since the 1970 Census, however, we expect that the overall number of persons per dwelling unit has dropped to approximately 2.8 due to the substantial number of garden apartments that have been introduced into our housing stock and additional townhouses that were likewise

provided during this same five year period. For purposes of this housing and population estimate, we will use the 2.8 persons per unit to figure our estimated population. By this method of estimating population, the City would have experienced an increase of an estimated 7,963 persons since September 1972, or an increase of 46%. This is an increase of 16,811 persons since the 1970 Census, or a 201% increase in City population over the Census count of five years ago.

A third alternate method of determining a population estimate is to multiply the number of units by three factors, irrespective of unit type, to produce a range of estimated population. The middle figure of 2.8 persons per unit is considered by our Department to be the closest to reality. (See Table 4)

TABLE 4
COMPARATIVE ESTIMATED POPULATIONS WITHIN CITY LIMITS USING
DIFFERING MULTIPLICATION FACTORS INDICATIVE OF THE AVERAGE NUMBER
OF PERSONS PER DWELLING UNIT FOR ALL TYPES OF UNITS

	<u>Persons</u>
Total Units @ 3.0 Persons/Unit	29,682
Total Units @ 2.8 Persons/Unit	25,155
Total Units @ 2.5 Persons/Unit	22,460

Rental garden apartments have been listed by project name with corresponding unit counts in Table 5. In cases where the project is still partially under construction, the number of units occupied and those units under construction are also given. Only 258 rental apartment units are currently under construction. This is about one-fourth of the figure for 1972. A total of 5,697 apartment units are currently in the City.

TABLE 5
RENTAL APARTMENT PROJECTS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>Name of Project</u>	<u>Number of Units Built/Occupied*</u>	<u>Number of Units Under Construction</u>
Asbury Methodist Home for the Aged	175	
Bayla Gardens	182	
Brighton West	600	
Carelton Terrace	50	
Chesline	22	
Crestwood Terrace	108	
Crown	24	
Dalamar	120	
Deer Park	22	
Deer Park Gardens	39	
Demory Brothers	16	
Diamond Court	26	
Diamond Farms	537	
Diamond House	17	
Executive	85	
Fireside	104	
Franklin Press	3	
Gaither House	95	
George Hunt	4	
Governor Square	238	
W. L. King	9	
W. L. King	5	
Lakeside	45	
Lar-Ken	44	
Lee Street	124	
Montgomery House	50	
Montgomery Knolls	60/32	150
Norman Mills	7	
Orchard Pond	639/452	108
Quince Orchard Clusters	684	
Roseanne Garden	330	
Rosedale	184	
Seidl	35	
Suburban Park Village	168	
Summit Hall	22	
Wayne Garden	23	
West Deer Park (Kra-Barr)	198	
Whetstone	102	
Woodrow Adams	93	
Woodwinds	623	
	<hr/>	<hr/>
TOTAL UNITS	5,912/5,697	258

*All units are considered occupied if project has been totally constructed - only two projects have new units not yet occupied by initial tenants.

Townhouse projects within the City are indicated in Table 6. One hundred forty units are under construction in three projects. Nearly 1,700 townhouses have been constructed since 1968; a similar number have been built in Montgomery Village.

TABLE 6
TOWNHOUSE PROJECTS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>Name of Unit</u>	<u>Number of Units Built/Occupied</u>	<u>Number of Units Under Construction</u>
Bennington	213/193	82
Diamond Farms	270	
Brighton East - Section 1	45	
Brighton East - Sections 2 and 3	110	
Brighton East - Section 4	45	
Brighton West	255	
The Orchards	166	
Shady Grove Village - Section 1	177	
Shady Grove Village - Section 2 (condominium)	122	
Shady Grove Village - Sections 3 & 4 (condominium)	108	
Casey		12
Newport	<u>244/207</u>	<u>46</u>
TOTAL UNITS	1,755/1,698	140

Table 7 lists condominium apartment projects in the City. Of these, one, Lilac House, is an older project which was converted to condominium. Fireside has also converted a portion of a rental project. None of the Fireside condominium units have yet been occupied. Condominium apartments represent the largest category of housing units currently under construction in the City (408 units).

TABLE 7
CONDOMINIUM APARTMENT PROJECTS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>Name of Project</u>	<u>Number of Units Built/Occupied</u>	<u>Number of Units Under Construction</u>
Fireside	154/0	
Lilac House	30/30	
Villa Ridge (Victory Farm)	112/41	306
Village Overlook (Hyde Park)	<u>168/38</u>	<u>102</u>
TOTAL UNITS	464/109	408

Collectively, there are currently 651 new units ready for occupancy and 804 units under construction within the City (see Table 8). These 1,451 units represent expected population growth in the next year without additional sewer capacity being authorized. At 2.8 persons per unit this would increase the City population by 4,062 persons. Occupancy of these units will be phased over several years.

TABLE 8
NEW UNITS UNDER CONSTRUCTION WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>Name of Unit</u>	<u>Total Number of Units</u>	<u>Complete for Occupancy</u>	<u>Occupied</u>
Village Overlook (Hyde Park)	270 apartments	168	38
Villa Ridge (Victory Farm)	418 apartments	112	41
Newport (Victory Farm)	290 townhouses	244	207
West Riding	104 single family	102	92
Westleigh	205 single family	98	88
Orchard Pond	747 apartments	639	452
Fireside Condominiums	154 apartments	154	-0-
Casey	12 townhouses	-0-	-0-
Bennington	295 townhouses	213	193
Montgomery Knolls	210 apartments	60	32
TOTAL UNITS	2,705	1,794	1,143

Total Units Ready for Occupancy - 1,794 - 1,143 = 651

Total Units Under Construction - 2,705 - (1,794+107) = 804

* Westleigh has built all units for which sewer is allocated. One hundred seven units remain in Westleigh without sewer allocation.

Tables 9 and 10 list the residential projects which have had some stage of review by the Planning Commission. Most are dependent on sewer allocations. Authorization for some units may be made through the Seneca Interim Treatment Plant.

TABLE 9
PROPOSED APARTMENT CONSTRUCTION
(Detail Site Plans Received by Planning Department)

	<u>Total Number of Units</u>
Montgomery Knolls Condos (Monumental Properties)*	288
Diamond Farms Condos (DANAC)	288
Carolann Courts Condos (Gilliam)*	36
Bailey Tract Elderly Hi-Rise	200
Whetstone Apartments, Hi-Rise	<u>277</u>
TOTAL UNITS	1,089

*Sewer authorized

TABLE 10
PROPOSED SINGLE FAMILY CONSTRUCTION

	<u>Total Number of Units</u>
Bennington/Longdraft	8
Fletcher Tract (Adler) Cluster	68
Victory Farm	<u>86</u>
TOTAL UNITS	162

Table 11 is a list of proposed residential projects in conceptual stages of discussion. The numbers of units listed are either approximate or fixed by covenants to the land. Should sewer become generally available, it is expected that a number of developers would proceed to apply for construction permits. These projects, if all built as noted, would generate an additional 8,960 persons.

TABLE 11
PROJECTED RESIDENTIAL PROJECTS PRIOR TO 1980 PENDING AVAILABILITY OF SEWER*

<u>Name of Project</u>	<u>Proposed Units</u>
Bailey Tract, Hi-Rise	368
Hyde Park, Section II, Hi-Rise and Apartments	730
Koenick Tract, Townhouses and Apartments	567
Muddy Branch, Hi-Rise	393
Plummer Tract, Apartments (Monumental Properties)	500
Shady Grove Village, Parcel 1, Section 5 (Page Corporation)	164
Victory Farm (Villa Ridge, Section 2) Apartments	462
Warther Tract, Townhouses and Apartments	<u>400</u>
TOTAL UNITS	3,584

*Source: Conceptual Site Plans received by the Planning Department
3,584 units @ 2.5 persons per unit = 8,960 persons

Although it is not a part of the City of Gaithersburg, Montgomery Village has accounted for a substantial amount of growth of the Gaithersburg area. Tables 12 and 13 indicate the number of units constructed and occupied by type of unit and by subdivision, and the increase by type of units since 1973. Figures in Table 13 are dated July 31, 1974 and are therefore not current. However, as indicated in Table 12, approximately 1,000 units were placed on the market in the past year by this development. We include these statistics only to note the amount of construction and type of units in Montgomery Village which is adjacent to the City.

TABLE 12
COMPARISON OF OCCUPIED HOUSING UNITS BY TYPE IN MONTGOMERY VILLAGE
SEPTEMBER 1973 - JULY 31, 1974

<u>Type of Unit</u>	<u>September 1973</u>	<u>July 31, 1974</u>
Garden Apartments	1,696	2,078
Mid-Rise Apartments	195	195
Townhouses	1,169	1,657
Single Family	<u>560</u>	<u>721</u>
TOTAL	3,620	4,651

TABLE 13
HOUSING UNITS CONSTRUCTED AND OCCUPIED IN MONTGOMERY VILLAGE
JULY 31, 1974

COMMUNITY

<u>Townhouses</u>	<u>Units</u>	<u>Occupied</u>
Horizon Run	154	154
Walkers Choice	50	50
Center Stage	63	12
Frenchton Place	155	155
Clusters 1, 2 & 3	548	548
Club Hill	141	137
Thomas Choice	103	93
Maryland Place	276	276
Greentee	106	103
Partridge Place	135	75
Highfield	133	54
	<u>1,864</u>	<u>1,657</u>
 <u>Garden Apartments</u>		
Hamlet	864	864
Walkers Choice	450	450
Mills Choice	406	406
Center Court	132	58
Thomas Choice	300	300
	<u>2,152</u>	<u>2,078</u>
 <u>Mid-Rise (Walker House)</u>		
	195	195
 <u>Single Family</u>		
Ridges of Stedwick	69	69
Heights	147	136
Goshenside	164	164
Lakeside	138	110
Ridges of Whetstone	40	40
Courts	105	105
Fairidge	217	97
	<u>880</u>	<u>721</u>
 TOTAL	 5,091	 4,651

General Summary of Housing Stock

An unusual situation exists in the City of Gaithersburg in the relationship of housing needs to housing types and the zoning of undeveloped residential land. Below is a list of conditions in the City of Gaithersburg.

1. The City has a substantial amount of its residential acreage zoned for multiple unit densities ranging from 9 units per acre in the townhouse zone to 54 units per acre in the high-rise residential zone. Most garden apartment projects are built to a density of between 18 and 21 units per acre. The City currently has 64% of its total housing units represented by multiple family dwellings (garden apartments). An additional 19% of the units are townhouses leaving only 17% of the total housing stock in single family residents. We are not aware of another community in the County that has provided the majority of its residential units as apartments or conversely such a low number of its total dwelling units as single family homes.
2. As of January 1975, there are only three dilapidated houses within the City Limits. The City has had a stringent housing code enforcement program underway for the past five years. Through this program a number of dilapidated houses have been removed.
3. The population of Gaithersburg is a young population with a very transient character. The 1970 census statistics relate that the greatest number of persons within any one age group were females between the ages of 19 and 24 years old. This reflects the job opportunities available within the 70-S corridor for the young female employee.
4. The City has, we feel, our share of low and moderate income housing when one considers our population percentage in relation to the County's total population and our share, or that same percent, related to the number of low and moderate income units we have versus the total found in the County.

5. The City of Gaithersburg has one major subsidized housing project within its boundaries. This project opened for occupancy in the last year. However, there are concentrations of subsidized housing and urban renewal projects around the City. Many of the residents of these County projects utilize commercial and recreational outlets within the City as well as demand a greater need for services within our City Limits even though they are not residents.
6. The rehabilitation of existing housing stock is probable. However, we would suggest that, because of the bulk of building which has occurred in Gaithersburg since 1968 when the community grew from approximately 5,000 persons to its current estimated population of 25,155 persons, very few houses have remained which are in a deteriorating state. Lack of housing, in general, has caused individuals to improve structures as they purchase. Other homeowners found that they could not afford other housing within the community and have taken it upon themselves to improve the structure that they have been living in for sometime. Still other units have been condemned and removed.
7. Elderly housing is provided within the City at Asbury Methodist Home. However, there are no other elderly housing projects specifically for the public sector. This could be identified as a particular need within our community.
8. The employee of a local government or the Board of Education often has a difficult time within the City finding housing which he can afford. To this point, it is interesting to note that of 44 employees of the City of Gaithersburg there are only 21 who have housing within the City of Gaithersburg. Service and trades people are in the same situation where they must drive

from other parts of the County where cheaper housing is available or must commute from Frederick, Carroll or Howard Counties to employment within the 70-S corridor.

9. Housing occupancy in our apartment projects is at 100% in the older, smaller and cheaper units. There is also a waiting line for a vacancy, should one occur. A recent review of seven new apartment projects indicated that there was an average 3% vacancy rate for those newer, larger complexes which have higher rents. There are still a number of projects, apartment and townhouse, in the City that are in the final stages of construction and will add additional units to the market.
10. The City has very little townhouse and single family zoned land remaining undeveloped in the City. In contrast, there are approximately 419 acres of garden apartment zoning that could create housing for an additional 19,000 persons. The City also has approximately 118 acres of land zoned for hi-rise densities; however, no residential hi-rises have yet been built in the City.